

Planning Commission

Agenda

**November 10, 2016
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - [October 13, 2016](#)
- V. Public Comment on Items Not on the Agenda
- VI. Old Business – Public Hearing Items
 - [**Delo Lofts Final Plat/PUD/SRU: A request for a final Plat and planned unit development \(PUD\) and special review use \(SRU\) to allow for eight live/work units and 33 apartment units in the Hwy 42 Revitalization Area. *Continued from 10/13/16***](#)
 - Applicant: Delo East, LLC (Justin McClure)
 - Owner: Boom, LLC (Elizabeth Law-Evans)
 - Representative: RMCS, Inc (Justin McClure)
 - Case Manager: Scott Robinson, Planner III/Kristin Dean, Principal Planner
 - [**Centennial Pavilions Final Plat: A request for a re-plat of Centennial Pavilions Filing No. 1 to create four separate legal lots. *Continued from 10/13/16***](#)
 - Applicant and Representative: NexGen Properties (Sean Sjodin)
 - Owner: NexGen Properties, Walorado Partners LLC, Centennial Pavillion Lofts Owner's Association
 - Case Manager: Lauren Trice, Associate Planner
- VII. New Business – Public Hearing Items
 - [**North End Market PUD/GDP Amendment: A request for a final Planned Unit Development \(PUD\) and General Development Plan \(GDP\) amendment to allow 40,000 SF of commercial and 65 dwelling units.**](#)
 - Applicant, Owner, and Representative: Ridgeline Development Corp (Chad Kipfer)
 - Case Manager: Scott Robinson, Planner III/ Kristin Dean, Principal Planner

- **Crystal Springs SRU: A request for a special review use (SRU) to allow a tap room at 600 Main Street.**
 - Applicant and Representative: Crystal Springs Brewing Company, LLC (Tom Horst)
 - Owner: Martin and Karen Achtermann
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director
- **Lot 2, Block 3 Park at CTC PUD: A request for a Planned Unit Development for a 49,600 SF flex building.**
 - Applicant: CTC Commercial III, LLC
 - Owner: Leslie Malone
 - Representative: JM Associates (Jerry Moore)
 - Case Manager: Scott Robinson, Planner III/Lauren Trice, Associate Planner
- **Innovative Openings: A request for a Planned Unit Development and easement vacation for a 15,101 SF office, manufacturing and warehouse facility.**
 - Applicant and Representative: Rosenthal Associates, LLC (Bob Rosenthal)
 - Owner: PF Investments, LLC
 - Case Manager: Kristin Dean, Principal Planner

VII. Planning Commission Comments

VIII. Staff Comments

IX. Items Tentatively Scheduled for the regular meeting December 8, 2016:

- **Medtronic PUD/Plat:** A request for an amended Planned Unit Development and Subdivision Plat for a 40,000 SF office addition, increase in parking area and revised drainage plan
 - Applicant and Representative: CTC Commercial III, LLC (Steve Meyers)
 - Owner: Leslie Malone
 - Case Manager: Rob Zuccaro, Planning and Building Safety Director
- **1517 Main Street Minor Subdivision:** A request for a final plat to subdivide the existing 31,000 SF lot into two lots.
 - Applicant: Jesse Truman
 - Owner: Janice Tesone
 - Representative: Altitude Land Consultant (Galen Hagen-Peter)
 - Case Manager: Lauren Trice, Associate Planner
- **Clementine Preliminary PUD/Preliminary Plat:** A request for a preliminary plat and preliminary planned unit development (PUD) for 44 townhome units on 3.6 acres.
 - Applicant: Louisville Gateway, LLC (Mike Jones and Mike Eisenstein)
 - Owner: Mike Jones and Mike Eisenstien
 - Representative: Hartronft Associates (Erik Hartronft)
 - Case Manager: Rob Zuccaro, Planning & Building Safety Director

X. Adjourn